THIS INSTRUMENT PREPARED BY:
Andrew B. Gibson, Jr.
Suite 202, Noel Place
200 Fourth Avenue North
Nashville, Tennessee 37201

77213

IDENTIF. TREFERENCE

OCT 27 11 48 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual consideration or value, whichever is greater, for this transfer is $12,500.00.

Mark D. Talley
AFFIANT
Subscribed and sworn to before me this 27th day of October, 1989.

NOTARY PUBLIC
My Commission Expires: 4-28-1991

WARRANTY DEED

ADDRESS OF NEW OWNER:

Jean White
105 Westfield Drive
Bellevue, TN 37221

SEND TAX BILLS TO:

Same

MORTGAGEE:

None

Map and Parcel No.:
Map 103-2; Parcel 94

9532 10/27 0101 03CHECK 51.25

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by the herein named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged;

I, Ernest B. Talley by Conservator, Mark D. Talley, have bargained and sold, and by these presents do transfer and convey to Jean White, the GRANTEE herein, her heirs and assigns forever, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

TRACT I:

Land in the 8th, formerly the 12th, Civil District of said County, being Lot No. 2 on the subdivision of part of Lot No. 8 on the Plan of the subdivision of C. C. Vernon Farm, as of record in Book 161, page 164, Register's Office for said County, said subdivision of part of Lot No. 8 not of record, according to a survey made by Z. J. Wilkinson, Surveyor, September 2, 1946, said Lot. No. 2 is described as follows:

Beginning at an iron pin on the southerly margin of Maudina Street 115 feet west of the southwest corner of said Street and Osceola Avenue; thence with said Street south 67 degrees west 100 feet to an iron pin, the northeast corner of the property conveyed to A. J. Peal and wife, by deed from Herbert W. Talley and wife, of record in Book 1404, page 14, said Register's Office; thence with Peal's easterly line southwardly 219 feet to an iron pin, the northwest corner of Lot No. 4 on said last mentioned plan; thence eastwardly with the northerly line of Lot No. 4, 100 feet to an iron pin at the corner of Lots Nos. 2 and

3; thence with the line between said two lots northwardly 237.3 feet to the beginning.

Being part of the same property conveyed to Ernest B. Talley and wife, Janie Tyree Talley, from Herbert W. Talley and wife, Katholeen H. Talley, of record in Book 1417, page 93, Register's Office for Davidson County, Tennessee.

TRACT II:

A lot or parcel of land in the 8th, formerly the 12th, Civil District of said County, being part of lot No. 8 on the Plan of the subdivision of C. C. Vernon's Farm, as of record in Book 161, page 164, Register's Office for said County, being the northwest part of lot No. 3 on the unrecorded plan of said part of lot No. 8, described according to a survey made by Z. J. Wilkinson, Surveyor, September 2, 1946, as follows:

Beginning on the southerly margin of Maudina Street, at the common corner of lots Nos. 2 and 3, said point being 115 feet west of the westerly margin of Osceola Avenue; thence with the line between said lots, southwardly 177.3 feet to the northwest corner of the property conveyed to E. C. Talley and wife by deed from Herbert W. Talley and wife, of record in Book 1630, page 193, said Register's Office; thence with Talley's north line eastwardly 30 feet to a point; thence northwardly 180 feet, more or less, to the southerly margin of Maudina Street; thence with the southerly margin of said Street, westwardly 30 feet to the point of beginning.

Being property conveyed to Ernest B. Talley and wife, Janie Tyree Talley, from Herbert W. Talley and wife, Katholeen H. Talley, of record in Book 1640, page 597, Register's Office for Davidson County, Tennessee.

The said Janie Tyree Talley having died and the said Ernest B. Talley being incompetent by Court Order of the Probate Court of Davidson County, Tennessee, with his conservatory, Mark D. Talley, having authority to execute this deed as outlined in a Court Order dated the 20th day of October, 1989, of record in Docket Number 92479 in the Probate Court of Davidson County, Tennessee.

This property is subject to a sewer easement of record in Book 4017, page 375, Register's Office of Davidson County, Tennessee.

This property is subject to a Codes Letter of record in Book 7811, page 38, Register's Office of Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 5705 Maudina Avenue, Nashville, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto to the said Grantee, her heirs, successors and assigns forever.

And I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out. And I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this 27 day of October, 1989.

Ernest B. Talley by conservator Mark D. Talley

ERNEST B. TALLEY by Conservator,
MARK D. TALLEY

~~MARK D. TALLEY~~

STATE OF TENNESSEE
COUNTY OF Davidson

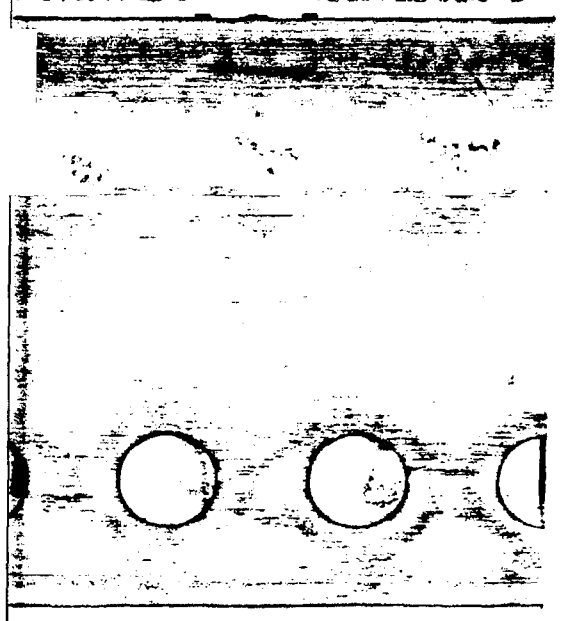
On this 27th day of October, 1989, before me personally appeared MARK D. TALLEY, to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, as conservator, in behalf of ERNEST B. TALLEY, and acknowledged that he executed the same as the free act and deed of the said ERNEST B. TALLEY.

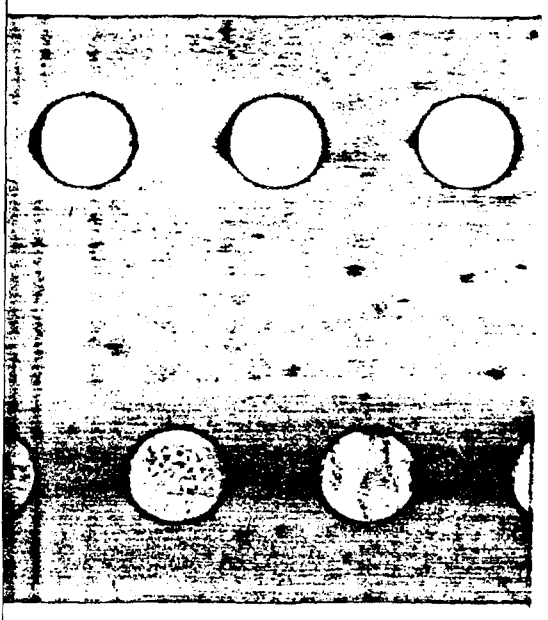
WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of October, 1989.

NOTARY PUBLIC

My Commission Expires:

5-8-1991





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7969 PAGE 743

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	12500.00
CON TX	41.25
PRFEE	1.00
WDEED	9.00
TOTAL	51.25
CHECK	51.25

10/27/89 01 11:51 0001 9532

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

77213

IDENTIF. REFERENCE

Oct 27 11 49 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 261842